

Comhairle Chontae na Mí

Roinn Pleanáil,
Teach Buvinda, Bóthar Árha Cliath,
An Uaimh, Contae na Mí, C15 Y291
Fón: 046 – 9097500/Fax: 046 – 9097001
R-phost: planning@meathcoco.ie
Web: www.meath.ie



Meath County Council

Planning Department
Buvinda House, Dublin Road,
Navan, Co. Meath, C15 Y291
Tel: 046 – 9097500/Fax: 046 – 9097001
E-mail: planning@meathcoco.ie
Web: www.meath.ie

APPLICATION FORM – DECLARATION ON DEVELOPMENT & EXEMPTED DEVELOPMENT

Part 1 Section 5 of Planning and Development Act 2000-2021, as amended

1. Name: Transboil Ltd

Contact details: to be supplied at the end of this form (Question 13)

2. Name of person/ agent acting on behalf of the applicant, if applicable

Joe Beggan

Contact details: to be supplied at the end of this form (Question 14)

3. Location of Development and/or Subject Site: Coogan Street, Oldcastle

4. Description of Development: Change of use from hotel to IPAS centre

5. Will the development take place within the curtilage of a dwelling house?

Please tick as appropriate: YES ☐ NO ☒

6. Will / does development take place in / on a Protected Structure or within the curtilage of a Protected Structure?

Please tick as appropriate: YES ☐ NO ☒

6(b) If "YES", has a Declaration under Section 57 of the Planning & Development Act 2000 – 2014, as amended, been requested or issued for the property by the Planning Authority?

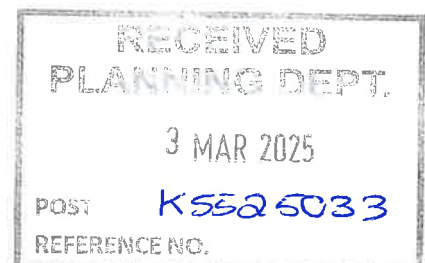
Please tick as appropriate: YES ☐ NO ☒

7. State overall height of structure if applicable: N/A

8. State in square metres the floor area of the proposed development:

In excess of 900 m2

9. List of plans / drawings etc. submitted:



Site location, Land ownership map, FSC and building drawings

10. Please state applicants interest in this site

Owner

If applicant is not the owner of site, please provide name & address of owner:

11. Are you aware of any enforcement proceedings connected to this site?

Please tick as appropriate: YES ☐ NO ☒

11 (b), If "YES" please supply details:

12. Are you aware of any previous planning application/s on this site?

Please tick as appropriate: YES ☒ NO ☐

12 (b), If "YES" please supply details:

FS12026, 92329, KA 20246, KA40057

SIGNED: Joe Beggan

DATE: 03.03.2025

NOTES

1. Application Fee of €80

2. Application shall be accompanied by:

- **2 copies of site location map to scale 1:2500** clearly showing the site outlined in red and the extent of the site boundaries, the position of existing structures, etc., and the proposed work.
- **2 drawings to scale (1:200)** of the proposed development (including floor plan and elevations), if appropriate.
- **Two site layout plans to scale 1:500** if appropriate. Please submit 2 copies of any additional plans/reports etc. you may wish to include as part of the application.

Application shall be forwarded to: Meath County Council, Planning Department, Buvinda House, Dublin Road, Navan, Co. Meath.

Contact Details: Phone: 046 9097500 Fax: 046 9097001

Email: planning@meathcoco.ie

Folio Number: MH47641F

Application Number: P2023LR007390Q
655290 mE, 780490 mN

The Property
Registration Authority
An tÚdaráis
Clárúcháin Maolne

Folio: MH47641F

This map should be read in conjunction with the folio.

Registry maps are based on OSI topographic mapping. Where registry maps are printed at a scale that is larger than the OSI published scale, accuracy is limited to that of the original OSI map scale.

For details of the terms of use and limitations as to sale, mortgage and other conditions relating to land Registry maps, see www.landireland.ie.

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(centre-line of parcel(s) edged)

Freehold

Leasehold

Subleasehold

Post

3 MAR 2025

KS525033

REFERENCE NO.

Burdens (may not all be represented on map)

Right of Way / Wayleave

Turbary

Pipeline

Well

Pump

Septic Tank

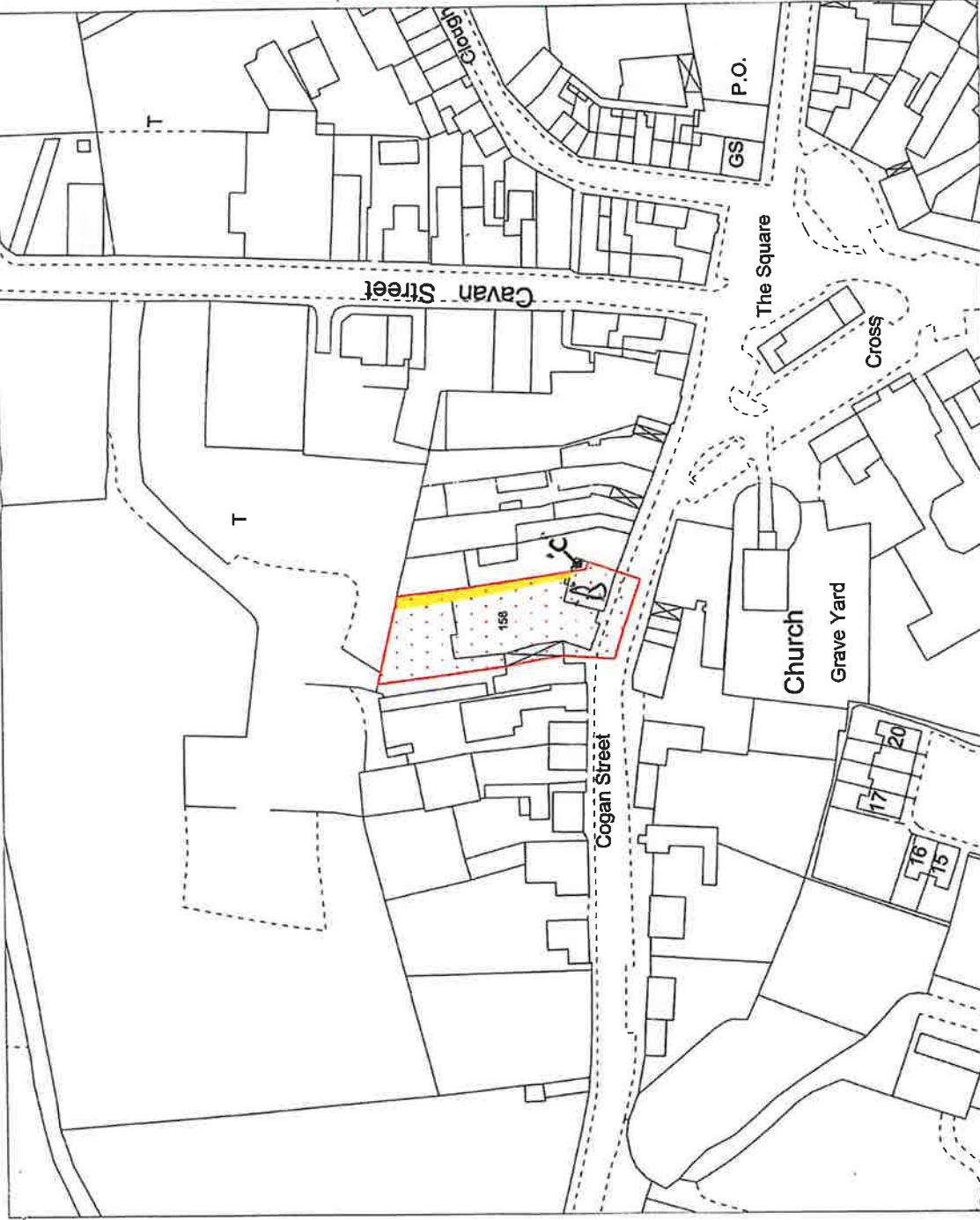
Soak Pit

A full list of burdens and their symbology can be found at www.landdirect.ie

The registry operates a non-conclusive boundary system. The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent. (see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deeds and Title Act 2006.

1:1000 Scale

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Application Number: D2012LR065824E

Creation Date: 07 April 2014 15:35:41

654970 mE, 780230 mN

Date Printed: 19/01/2023

landsecta/planmap/

Water Master - R... https://map... Geological Survey... Inbox (2/18) - j... OAP4 Search the HMF Da... EPBD Portal Folio - Cert Verif National Building C... EPBD Portal Land and Property... EPB Maps

Property Details

Back

Folio Number	MH47641F
Title Level	Freehold
Plan Number	156
Property Number	1
Area of selected plans	0.14 hectares
Number of Plans on this folio	3
Address	Not available

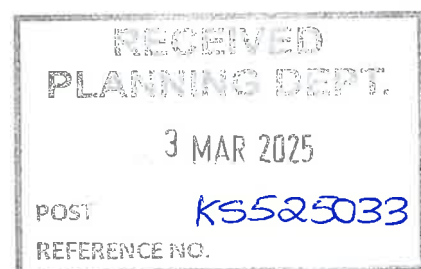
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Take Easement Registration Boundaries and Plan Numbers are not conclusive. See Section 50(1) of the Registration of Title Act 2002 and Section 50(1) of the Land Registration Rules 2014.

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APPLICATION FOR A CERTIFICATE
LEADING TO THE GRANT OF
"AN ORDINARY PUBLICANS LICENCE"

AT

OLDCASTLE HOUSE HOTEL
COGAN STREET
OLDCASTLE
CO. MEATH

BOOKLET OF PLANS

APPLICANT:

NORBERT O'REILLY

T&E KELLY ARCHITECTS
TRESILLIAN MEWS
BRIGHTON ROAD D18

FEB 2004.



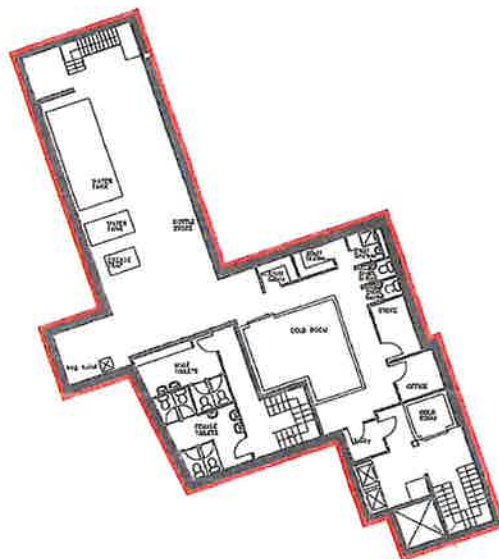
COVER PAGE

28.11.11

CONTENTS

- L01 LOCATION MAP*
- L02 BASEMENT LEVEL PLAN*
- L03 GROUND FLOOR LEVEL PLAN*
- L04 FIRST FLOOR LEVEL PLAN*
- L05 SECOND FLOOR LEVEL PLAN*
- L06 ELEVATIONS*

FEB 2004.



BASEMENT PLAN

legend

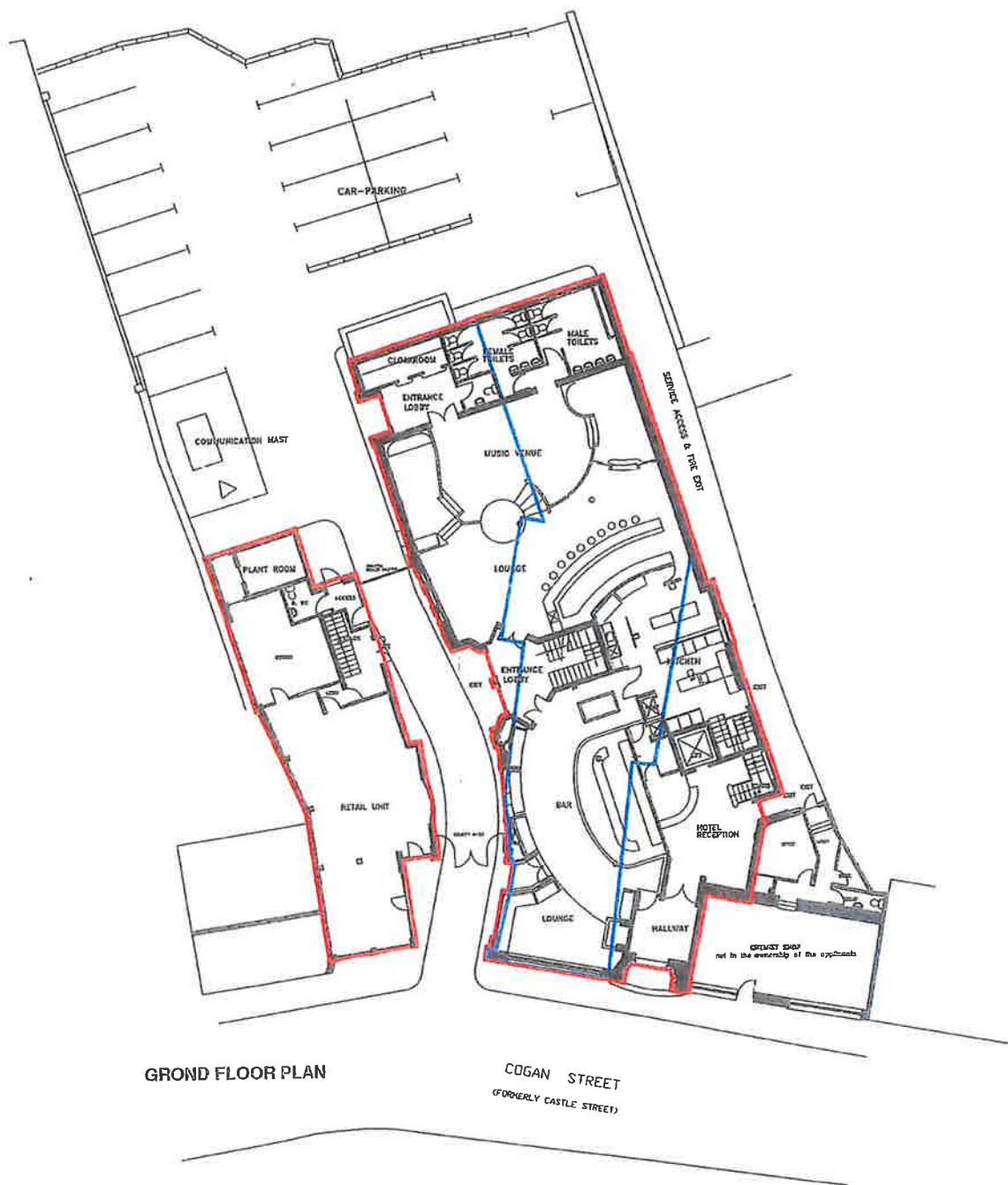
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BASEMENT LEVEL

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legend

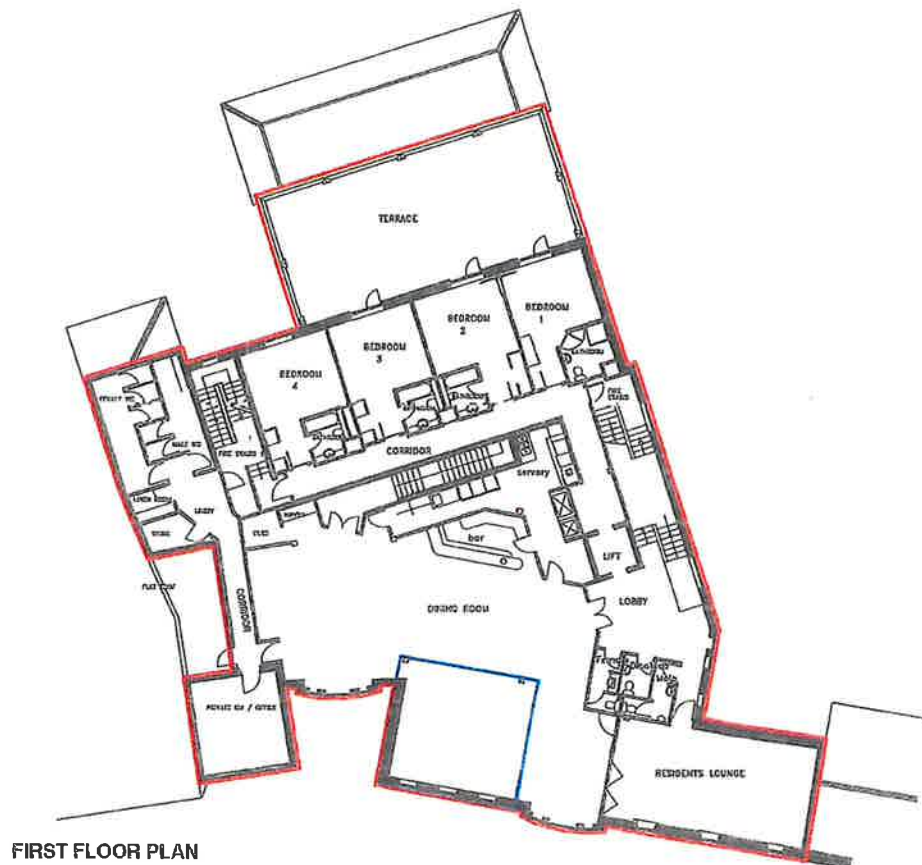
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GROUND FLOOR LEVEL
Page L03

FEB 2004

4 NO. BEDROOMS ON FIRST FLOOR



FIRST FLOOR PLAN

Legend

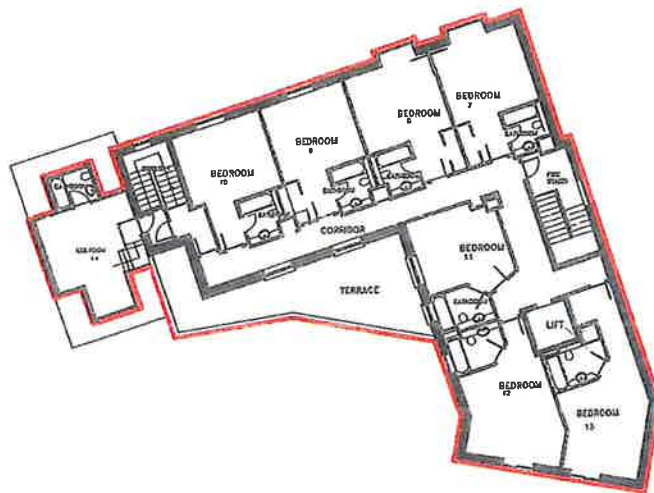
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FIRST FLOOR LEVEL
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8 NO. BEDROOMS ON SECOND FLOOR



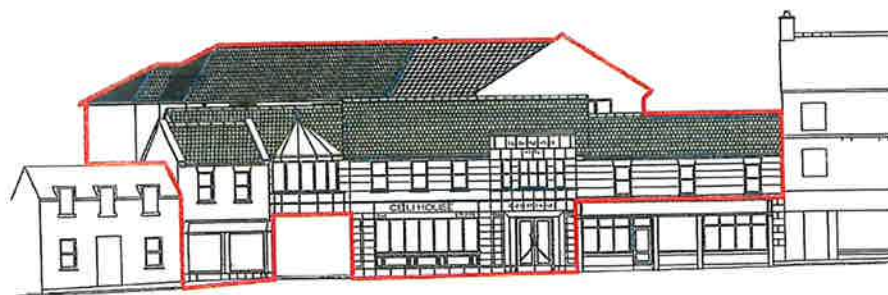
SECOND FLOOR PLAN

legend

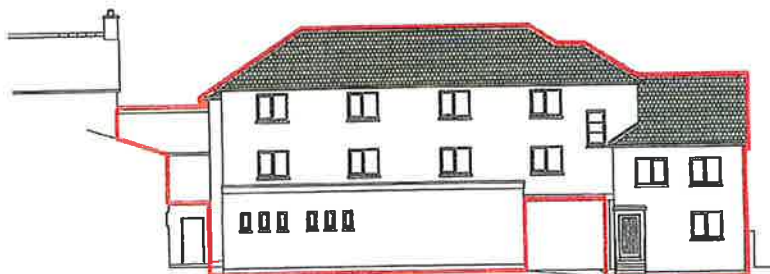
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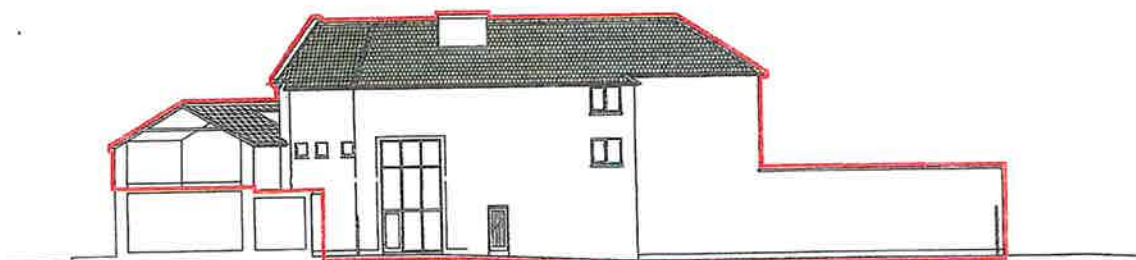
SECOND FLOOR LEVEL
Page L05



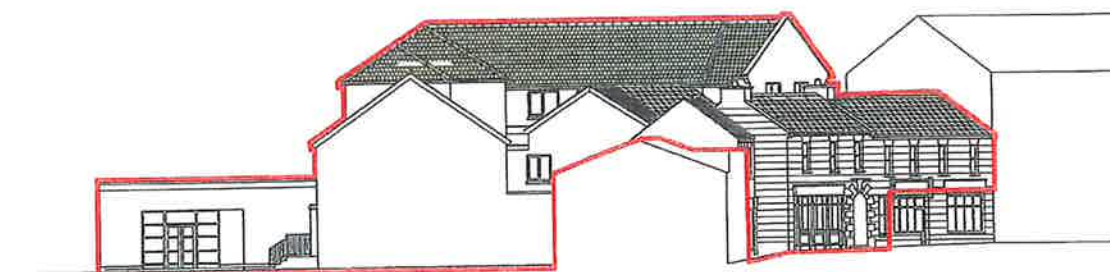
SOUTH ELEVATION TO COGAN STREET



NORTH ELEVATION TO RERE



EAST ELEVATION



WEST ELEVATION

legend

AREA TO BE LICENSED SHOWN THUS

FEB 2004.



ELEVATIONS
Page L06

MEATH COUNTY COUNCIL

CHIEF EXECUTIVE ORDER

**Chief Executive Order
Number:** 1010/25

Reference Number: KS525033

Subject: Declaration under Part 1, Section 5, Planning and Development Act
2000-2023

Name of Applicant: Transboil Ltd

Address: c/o Joe Beggan
No. 4 Rossmore Factory
Dublin Road
Monaghan B18 VX08

Nature of Application: Change of use from hotel to IPAS centre

Location of Development: Coogan Street, Oldcastle, Co Meath

DECLARATION: This development is **EXEMPT** from Planning Permission.

ORDER:

Being satisfied that all requirements relating to the Application have been complied with and to consider the proper Planning and Development of the County Meath Health District, IT IS HEREBY DECIDED, in pursuance of the above Act to declare that this is **EXEMPTED DEVELOPMENT**.

SIGNED:



On Behalf of Meath County Council

DATE:

12.06.25

Meath County Council



Planning Report

To:	Peadar McQuaid, A/Senior Executive Planner
From:	Michael McKenna, Executive Planner
Date:	11/06/2025
File Number:	KS525033
Declaration Applicant:	Transboil Ltd
Location:	Coogan Street, Oldcastle
Application Type:	Section 5
Declaration:	Section 5 of the Planning & Development Acts 2000 - 2023: Declaration on Development/Exempted Development.
Development Description:	Change of use from hotel to IPAS Centre.
Date Decision Due:	16/06//2025

1.0 Site Location & Description:

The applicant has applied for a Declaration of Exemption as to whether or not change of use from an existing hotel to accommodation for displaced persons is exempted development.



This site is located within the development boundary of Oldcastle and is zoned B1 Commercial/Town or Village Centre which has the objective: *"To protect, provide for and/or improve town and village centre facilities and uses"*. The hotel is partly located within a National Monument Service Zones of Archaeological Notification within this area for an Area of Archaeological Interest. The site lies within the Oldcastle Architectural Conservation Area. The nearest Natura 2000 site is the River Boyne & River Blackwater SPA and SAC which is located approximately 6.98km to the east. The site is approximately 0.9km from the nearest flood zone area. There are no protected structures on the site. The site contains a two-storey hotel – Old Castle House Hotel. It is currently in use as temporary accommodation.



2.0 Proposed Declaration

The applicant describes the development in the completed application form as, ***“Change of use from hotel to IPAS centre”***.

3.0 Planning History

- KA/20246 | A new single storey, part 2 storey, part 3 storey extension to rear, alterations to existing facades, together with new basement store and rear car parking for 20 cars. The completed development will contain the renovated licensed premises and existing music venue, new hotel reception lobby, kitchen, dining room, residents lounge, meeting rooms, 13 no. hotel bedrooms and 2 number ground floor retail units at the Ceili House Licensed Premises and the adjoining retail premises | N & K O'Reilly | Cogan Street, Oldcastle, Co. Meath | Granted-30/10/2002
- KA/40057 | Revised front elevation to approved Pub/Hotel development (Planning Reg. No. KA20246) | N & K O'Reilly | Cogan Street, Oldcastle, Co. Meath | Granted-14/04/2004

4.0 Relevant Legislation:

4.1 Planning and Development Act, 2000 - 2023

Section 2(1)

“works” includes any act or operation of construction, excavation, demolition, extension, alterations, repair or renewal and”

Section 3(1)

‘development’ means, except where the context otherwise requires, the carrying out of any works on, in over or under land or the making of any material change of use of any structures or other land.’

Section 4 (2) (a) (i)

‘The Minister may by regulations provide for any class of development to be exempted development for the purposes of this Act where he or she is of the opinion that—

(i) by reason of the size, nature or limited effect on its surroundings, of development belonging to that class, the carrying out of such development would not offend against principles of proper planning and sustainable development, or...’

Section 4 (4)

‘Notwithstanding paragraphs (a), (i), (ia) and (l) of subsection (1) and any regulations under subsection (2), development shall not be exempted

development if an environmental impact assessment or an appropriate assessment of the development is required.

Section 5 - (1)

If any question arises as to what, in any particular case, is or is not development or is or is not exempted development within the meaning of this Act, any person may, on payment of the prescribed fee, request in writing from the relevant planning authority a declaration on that question, and that person shall provide to the planning authority any information necessary to enable the authority to make its decision on the matter.

5 (2) (a)

Subject to F55[paragraphs (b) and (ba)], a planning authority shall issue the declaration on the question that has arisen and the main reasons and considerations on which its decision is based to the person who made the request under subsection (1), and, where appropriate, the owner and occupier of the land in question, within 4 weeks of the receipt of the request.

(b) A planning authority may require any person who made a request under subsection (1) to submit further information with regard to the request in order to enable the authority to issue the declaration on the question and, where further information is received under this paragraph, the planning authority shall issue the declaration within 3 weeks of the date of the receipt of the further information.

4.2 Planning & Development Regulations 2001-2025

Article 6(1)

'Subject to article 9, development of a class specified in column 1 of Part 1 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1.'

Article 9(1) Restrictions on Exemption

"Development to which Article 6 relates shall not be exempted development for the purposes of the Act – 9(1)(a) – if the carrying out of such development would" conflict with the restriction on exemptions as outlined between (i) – (xii) of the regulations. The most relevant restriction is considered includes:

"(viiB) comprise development in relation to which a planning authority or An Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site,"

Class 14(h) of Article 6, Part 1 of Schedule 2 of the Planning & Development Regulations 2001-2025

Class 14(h) from use as a hotel, motel, hostel, guesthouse, holiday accommodation, convent, monastery, Defence Forces barracks or other premises or residential institution providing overnight accommodation, or part thereof, or from the change of use specified in paragraph (i) of the said premises or institution, or part thereof, to use as accommodation for protected persons,

Conditions and Limitations attached thereto:

The number of persons with an intellectual or physical disability or a mental illness living in any such residence shall not exceed 6 and the number of resident carers shall not exceed 2.

Class 14(h)(i) from use as a hotel, motel, hostel, guesthouse, holiday accommodation, convent, monastery, Defence Forces barracks or other premises or residential institution providing overnight accommodation, or part thereof, or from the change of use specified in paragraph (h) of the said premises or institution, or part thereof, to use as an emergency reception and orientation centre for protected persons, and

Class 14(h)(j) from the change of use specified in paragraph (h) or (i) or both, to the permitted use of the premises immediately prior to the change of use specified in the said paragraph (h) or (i) or both.

Conditions and Limitations attached thereto:

Class 14(j) shall not apply after a period of 3 years from the date of the commencement of the change of use specified in Class 14(h) or (i) or both, whichever date is the earliest.

Schedule 2, Part 1, Class 20F:

Class 20F Temporary use by or on behalf of the Minister for Children, Equality, Disability, Integration and Youth to accommodate or support displaced persons or persons seeking international protection of any structure or part of a structure used as a school, college, university, training centre, social centre, community centre, non-residential club, art gallery, museum, library, reading room, sports club or stadium, gymnasium, hotel, convention centre, conference centre, shop, office, Defence Forces barracks, light industrial building, airport operational building, wholesale warehouse or repository, local authority administrative office, play centre, medical and other health and social care accommodation, event and

exhibition space or any structure or part of structure normally used for public worship or religious instruction.

Conditions and Limitations (Column 2) attached thereto:

- 1. The temporary use shall only be for the purposes of accommodating displaced persons or for the purposes of accommodating persons seeking international protection.*
- 2. Subject to paragraph 4 of this class, the use for the purposes of accommodating displaced persons shall be discontinued when the temporary protection introduced by the Council Implementing Decision (EU) 2022/382 of 4 March 2022¹ comes to an end in accordance with Article 6 of the Council Directive 2001/55/EC of 20 July 2001.*
- 3. The use for the purposes of accommodating persons seeking international protection shall be discontinued not later than 31 December 2028.*
- 4. Where the obligation to provide temporary protection is discontinued in accordance with paragraph 2 of this class, on a date that is earlier than 31 December 2028, the temporary use of any structure which has been used for the accommodation of displaced persons shall continue for the purposes of accommodating persons seeking international protection in accordance with paragraph 3 of this class.*
- 5. The relevant local authority must be notified of locations where change of use is taking place prior the commencement of development.*
- 6. 'displaced persons', for the purpose of this class, means persons to whom temporary protection applies in accordance with Article 2 of Council Implementing Decision (EU) 2022/382 of 4 March 2022.*

5.0 Planning Assessment

The question has arisen as to whether the use of a hotel for a “*Change of use from hotel to IPAS centre*” constitutes exempted development or does not constitute exempted development. In this regard it was considered necessary to request the Applicant to submit further information to clarify a number of issues to allow the Planning Authority to make a determination on whether the proposal is development and is exempted development as follows:

Item 1

- (a) The applicant shall submit relevant correspondence with the International Protection Accommodation Services – IPAS to provide evidence that the proposed development will be used as temporary accommodation ‘displaced persons’ or ‘persons seeking international protection’.
- (b) The Applicant shall clarify the number of intended residents in the proposed accommodation centre.
- (c) The Applicant shall outline whether the proposed structure shall accommodate individuals of Ukrainian origin or other specified nationalities.
- (d) It is noted that Class 14h and Class 20F, whilst both offering an exemption for providing accommodation, differ in that Class 20F is solely for the purposes of providing accommodation for displaced Ukrainians. The applicant shall review the exemptions and provide a statement which clarifies whether the guesthouse shall be used to provide for Ukrainians under Class 20F or for persons of non-Ukrainian nationality under Class 14h. The applicant shall provide a full statement which outlines compliance with the relevant class and the conditions and limitations of same.

In this regard, the Applicant is referred to:

S.I. No. 306 of 2022 *‘European Union (Planning and Development) (Displaced Persons from Ukraine Temporary Protection) Regulations 2022’* and the *‘the maximum extended period for the duration of Temporary Protection Decision EU 2022/382, of 4 March 2022, shall be three years’* (i.e. to 03/03/2025); or any amending legislation.
<https://www.irishstatutebook.ie/eli/2022/si/306/made/en/pdf>

- (i) S.I. No. 376 of 2023 *‘Planning and Development (Exempted Development) (No. 4) Regulations 2023’*
<https://www.irishstatutebook.ie/eli/2023/si/376/made/en/pdf>

Applicants Response

1. Use of the Property as an Emergency Provision Centre

(a) The requested evidence from the International Protection Accommodation Services (IPAS) confirming the consideration of this property as a potential Emergency Provision Centre is not available at this time. As a contractor, we can only submit a proposal to the Department of Justice for consideration when all necessary documentation and compliance certifications are in place. This includes fire safety certificates, insurance documentation, and the Section 5 application, which is currently in progress.

(b) The suitability of this property for use as an Emergency Provision Centre will ultimately be determined by the IPAS Inspection Team. This involves a review of the submitted proposal, along with a mandatory site visit to assess its suitability.

(c) Proposals for the provision of emergency accommodation are subject to the assessment and determination of the Department of Justice. The decision on the suitability and use of any centre is beyond our discretion. We understand that several factors are considered by the Department in determining the appropriate use of a facility in any given location.

(d) In relation to the request for clarification on whether the property shall be used to provide accommodation for Ukrainians under Class 20F or for persons of non-Ukrainian nationality under Class 14h, we would like to provide the following response:

As previously outlined, it is the International Protection Accommodation Services (IPAS) that determines how a potential Emergency Provision Centre will be occupied. The decision regarding the allocation of accommodation for specific groups, whether under Class 20F or Class 14h, is therefore beyond our discretion and subject to IPAS's assessment and determination.

That said, for the purposes of this application, we request that the proposed use of the guesthouse be considered under Class 14h.

I am satisfied that the applicant has clarified that the exemption is sought under the provision of Schedule 2, Part 1, Class 14(h) (Exempted Development – General) of the Planning and Development Regulations, 2001-2025. I am satisfied that the applicant has equality addressed this aspect.

The applicant has additionally clarified that the suitability of sites to provide accommodation for IPAS use is determined by the Department of Justice. Therefore, at this stage the applicant has not got documentation pertaining to its use as an IPAS accommodation. I have no further comments on this this aspect.

Item 2

(a) The applicant shall clarify whether the proposed development is seeking the change of use only of the existing hotel or whether the proposal includes any construction/alteration works to the existing building to facilitate the development.

(b) The applicant shall submit exact details of proposed works, and a full set of application drawings (floor plans, elevations and sectional drawings, etc.) detailing any or all proposed works associated with the proposed development.

Applicants Response

- (a) *This application pertains solely to the use of the existing building. No construction or alterations are planned or required for the proposed development.*
- (b) *There are no proposed works associated with this development. Full drawings, including floor plans, elevations and sectional drawings were submitted with the initial application.*

Planner's Assessment

The applicant has clarified that no works are proposed. This element has been adequately addressed.

Item 3

The applicant is requested to provide details of proposed services provided at the application site and whether there is a material change of use from visitor accommodation to care for displaced persons/ persons seeking international protection.

Applicants Response

We wish to confirm that there is no material or physical change of use planned for the building.

The property in its current use as a hotel already meets all statutory requirements and is fully equipped for immediate occupancy.

1. Fire safety Compliance:

- The building has a valid fire safety certificate (FSC)*
- All firefighting equipment has been tested and holds valid certification*

2. On-site Services

- The property is connected to all essential services, including water and sewer systems*

3. Kitchen Facilities

- A fully operational kitchen is available on-site*

4. No physical Works Required

- No construction or alterations are necessary to accommodate the proposed use of the property*

In summary, the building is ready for occupation in its current state and is fully compliant with all relevant statutory requirements

Planner's Assessment

The applicant has clarified that no works are proposed. This element has been adequately addressed.

Item 4

Any other details which you consider relevant in support of your application.

Applicants Response

We trust the above responses address the points raised in your request. Should you require any further information or clarification, please do not hesitate to contact me.

Planner's Assessment

The applicant has clarified that no works are proposed. This element has been adequately addressed.

5 (i) Is or is not exempted development

Based on the further information provided I am satisfied that it complies with the above stated conditions and limitations, therefore; I am satisfied that the works fall under Schedule 2, Part 1 Class 14 (h) Exempted Development-General of the Planning and Development Regulations 2001-2025 and is an exempted development.

5. (ii) Appropriate Assessment:

Article 6(3) of Council Directive 92/43/EEC (the Habitats Directive) compels competent authorities to undertake an appropriate assessment of any plan or project not directly connected with or necessary to the management of a Natura 2000 site but likely to have a significant effect thereon, either individually or in combination with other plans or projects.

'Appropriate Assessment of Plans and Projects, Guidance for Planning Authorities' (2009) provide advice to planning authorities on their obligations under the Habitats Directive. The document, "Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities", states that where, from the nature, size and location of the development, it is unclear if the proposal will have a significant effect on a Natura 2000 site(s), a Natura Impact Statement will be required.

The following Natura 2000 sites are of relevance to the subject site:

- Lough Sheelin SPA (Site Code: IE0004065)
- Moneybeg and Clareisland Bogs SAC (Site Code: IE0002340)
- River Boyne and River Blackwater SAC (Site Code: IE0002299)
- River Boyne and River Blackwater SPA (Site Code: IE0004232)
- White Lough, Ben Loughs and Lough Doo SAC (Site Code: IE0001810)
- Lough Bane and Lough Glass SAC (Site Code: IE0002120)
- Lough Lene SAC (Site Code: IE0002121)
- Killyconny Bog (Cloghbally) SAC (Site Code: IE0000006)

The Planning Authority considered the nature, scale, and location of the proposed development and other plans and projects (where there could be potential for cumulative or in-combination effects), the conservation objectives/ qualifying interests of European Sites within the vicinity of the site and the distance to European Sites, any protected habitats or species, the WFD catchment location, the underlying aquifer type and vulnerability and the excavation works, emissions, transportation requirements and duration of construction and operation and cumulative impacts associated with the proposal.

The Planning Authority's Screening for Appropriate Assessment has considered the potential effects including direct, indirect and in-combination effects of the proposed development, individually or in combination with the permitted developments and cumulatively with other plans or projects on European Sites. The Planning Authority concludes that the proposed development (entire project), by itself or in combination with other plans and developments in the vicinity, would not be likely to have a significant effect on European Site(s). In light of this, it is considered that a Stage 2 Appropriate Assessment (Natura Impact Statement) is not required in this instance.

5. (iii) Environmental Impact Assessment:

The works are not a development type listed under Part 1 or 2 of Schedule 5 of the Planning & Development Regulations 2001 - 2025 nor is it considered a sub-threshold development for the purposes of Schedule 7 PDR and would not on its own or cumulatively with other projects result in significant effects on the environment. As such there is no real likelihood of significant effects on the environment arising from the relevant development and therefore an EIAR (Environmental Impact Assessment Report) is not required.

6.0 Conclusion

It is therefore recommended that a declaration of Exemption be **GRANTED** for the development set out hereunder.

On the basis of the information provided, the Planning Authority is satisfied that the proposed development would constitute the carrying out of 'works' as indicated above and would therefore constitute development within the meaning given in the Planning and Development Act 2000-2023; and would be exempted development as it complies with the conditions and limitations associated with Class 14 (h) of Part 1, Schedule 2 of the Planning and Development Regulations, 2001-2025.

In the interest of clarity, the works which shall be included in the scope of this exemption cert include the change of use of the existing structure and shall not include the construction of any ancillary structures unless otherwise approved by a further grant of permission or exemption certificate.

WHEREAS the question has arisen as to whether "*Use of property as an IPAS centre*" is or is not exempt development.

AND WHEREAS Meath County Council in consideration of this question has had regard

particularly to:

- (a) Sections 2(1), 3(1), 4 & 177U of the Planning and Development Act 2000-2023
- (b) Article 6 & 9 of the Planning and Development Regulations, 2001-2025
- (c) Schedule 2, Part 1, Class 14(h) (Exempted Development – General) of the Planning and Development Regulations, 2001-2025
- (d) Plans and particulars of the Section 5 application submitted on 03/03/2025 and further information submitted on 27/05/2025.

AND WHEREAS Meath County Council has concluded: -

- (a) The, *“Use of property as an IPAS centre”*, at Coogan Street, Oldcastle, County Meath is exempted from the requirement to obtain planning permission under the Planning and Development Act 2000-2023 and the Planning and Development Regulations 2001-2025 as it comes within the scope of the conditions & limitations of Schedule 2, Part 1, Class 14 (h) (Exempted Development – General) of the Planning and Development Regulations, 2001-2025.
 - (e) **NOW THEREFORE** Meath County Council, in exercise of the powers conferred on it by Section 5(2)(a) of the Planning and Development Act 2000-2023, hereby decides that the said development as detailed on plans and particulars submitted on 03/03/2025 and further information submitted on 27/05/2025 is development and is **EXEMPTED DEVELOPMENT**.
- **Note:** This certificate does not include the construction of any ancillary structures unless otherwise approved by way of Exemption Certificate or further grant of permission.

Michael McKenna

Michael McKenna
Executive Planner



Peadar McQuaid
A/Senior Executive Planner
12/06/2025

MEATH COUNTY COUNCIL

Planning Department

Buvinda House

Dublin Road

Navan Co Meath

046 - 9097500

Planning & Development Act 2000- 2023

DECLARATION

**To: Transboil Ltd
c/o Joe Beggan
No. 4 Rossmore Factory
Dublin Road
Monaghan B18 VX08**

PLANNING REFERENCE NUMBER: KS525033

APPLICATION RECEIPT DATE: 03/03/2025

FURTHER INFORMATION DATE:

In pursuance of the powers conferred upon them by the Planning and Development Act 2000-2023, Meath County Council has by order dated 12-06-25 decided to Declare the proposed development is **EXEMPT**, in accordance with the documents submitted namely: Change of use from hotel to IPAS centre at **Coogan Street, Oldcastle, Co Meath**

Date: 12-06-25


On Behalf of Meath County Council

NOTE:

1. Any appeal against a Declaration of a Planning Authority under Section 5, sub-section 3(a) of the Planning and Development Act 2000-2023 may be made to An Bord Pleanala by the applicant **WITHIN FOUR WEEKS** beginning on the date of issue of the Declaration.
2. Appeals should be addressed to An Bord Pleanala, 64 Marlborough Street, Dublin 1. An appeal by the applicant should be accompanied by this form. The fee for an appeal against a Declaration of the Planning Authority is € 220.

For more information on Appeals you can contact An Bord Pleanala at:

Tel: 01 - 8588100 or LoCall: 1890 275 175

Fax: 01 - 8722684

E-mail: bord@pleanala.ie Web: www.pleanala.ie

